

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
November 3, 2005  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

## Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## CONSENT CALENDAR

- |  |   |
|--|---|
| <b>1A. Case No. 0505-03</b><br>Tentative Parcel Map (No. 062827)                                     | <b>Timothy Roth</b><br><b>201 East Columbia Street</b><br><b>(Council District 6)</b>   |
| (Lynette Ferenczy,<br>Project Planner)   | Request for Approval of Tentative Parcel Map No. 062827 for<br>Construction of a Four-Unit Condominium.                         |
| RECOMMENDATION:  | Approve Tentative Parcel Map No. 062827, subject to<br>Conditions.  |
| <br>   |   |
| <b>1B. Case No. 0508-11</b><br><b>CE 05-142</b><br>Tentative Tract Map for<br>Condominium Conversion | <b>Keith Covington</b><br><b>646 Nebraska Avenue</b><br><b>(Council District 2)</b>   |
| (Steve Gerhardt,<br>Project Planner)   | Request for Approval of Tentative Tract Map No. 063564 to<br>Convert Eight (8) Residential Dwelling Units into<br>Condominiums. |
| RECOMMENDATION:  | Approve Tentative Tract Map No. 063564, Subject to<br>Conditions.   |
| <br>   |   |
| <b>1C. Case No. 0508-27</b><br>Tentative Tract Map for<br>Condominium Conversion                     | <b>W. Kurtwood, Belmont Brokerage &amp; Management</b><br><b>1129 Mira Mar Avenue</b><br><b>(Council District 4)</b>            |
| (Steve Gerhardt,<br>Project Planner)   | Request for Approval of Tentative Tract Map No. 063562 to<br>Convert Eight (8) Residential Dwelling Units into<br>Condominiums. |
| RECOMMENDATION:  | Approve Tentative Tract Map No. 063562, Subject to<br>Conditions.   |

## **CONTINUED ITEM**

2. **Case No. 0407-05**  
**CE 04-146**  
Conditional Use Permit  
Standards Variance

(Derek Burnham,  
Project Planner)

RECOMMENDATION:

**Larry Ditchkus**  
**1000 East Artesia Blvd**  
**(Council District 9)**

Conditional Use Permit to Allow the Establishment of a Church in the CCA Zone, with a Standards Variance Request for off-site Parking without a Deed Restriction.

Planning Commission approve the Conditional Use Permit and Standards Variance request, subject to Conditions of Approval.

## **REGULAR AGENDA**

3. **Case No. 0508-01**  
**ND 16-05**  
Site Plan Review  
Vesting Tentative Tract Map  
Standards Variance  
Negative Declaration

(Lemuel Hawkins,  
Project Planner)

RECOMMENDATION:

**Standard Pacific Corp. – Adam Call, Representative**  
**328-350 Long Beach Blvd**  
**(Council District 1)**

Request for Approval of Site Plan Review, Standards Variance and Vesting Tentative Tract Map No. 063261 to Construct a Five-story Mixed-use Development with 82 Residential Condominium Units with 7,000 square feet of Ground-level Commercial Space with Ground-level and Subterranean Parking Spaces.

Certify the Negative Declaration and Approve the Site Plan Review, Vesting Tentative Tract Map, Standards Variance with Conditions.

4. **Case No. 0508-24**  
**CE 05-153**  
Conditional Use Permit

**RAMCAM Engineering Group Inc.**  
**for Ribost Marketing Properties**  
**2002 East Del Amo Blvd**  
**(Council District 7)**

(Jayme Mekis,  
Project Planner)

Request for a Conditional Use Permit to Add Beer and Wine  
Sales to Existing Convenience Store at Gasoline Station.

RECOMMENDATION:

Approve the Conditional Use Permit, subject to Conditions.

## **MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of November 17, 2005 agenda
  - 1515 Appleton  
4000-4040 Atlantic Avenue  
23 4<sup>th</sup> Place
  - Condominium Conversion  
New Commercial Shopping Center  
Appeal of a Time Extension for 10-unit Condominium
- c. Upcoming availability
- d. Other

## **MATTERS FROM THE PLANNING COMMISSION**

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*